109.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,080,700	/	1,080,700
USE VALUE:	1,080,700	/	1,080,700
ASSESSED:	1,080,700	/	1,080,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GANTIER RENE & FERNANDA
Owner 2:	
Owner 3:	
Street 1:	25 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	GERVAIS MICHAEL -
Street 1:	30 LAKESHORE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,665 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 2525 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18665.000	463,300		617,400	1,080,700
Total Card	0.428	463,300		617,400	1,080,700
Total Parcel	0.428	463,300		617,400	1,080,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.00 | /Parcel: 428.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69632
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	463,200	0	18,665.	617,400	1,080,600	1,080,600	Year End Roll	12/18/2019
2019	101	FV	341,800	0	18,665.	608,500	950,300	950,300	Year End Roll	1/3/2019
2018	101	FV	341,800	0	18,665.	467,400	809,200	809,200	Year End Roll	12/20/2017
2017	101	FV	341,800	0	18,665.	441,000	782,800	782,800	Year End Roll	1/3/2017
2016	101	FV	341,800	0	18,665.	405,700	747,500	747,500	Year End	1/4/2016
2015	101	FV	323,200	0	18,665.	379,200	702,400	702,400	Year End Roll	12/11/2014
2014	101	FV	323,200	0	18,665.	349,300	672,500	672,500	Year End Roll	12/16/2013
2013	101	FV	323,200	0	18,665.	349,300	672,500	672,500		12/13/2012

!8535!

PRINT

Date	Time
12/10/20	23:06:22

LAST REV

Date	Time
11/04/20	11:57:11
danam	
8535	

USER DEFINED

Prior Id # 1:	69632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	56707-55		4/7/2011		695,000	No	No		
NYBERG JONATHAN	54827-410		6/15/2010	Convenience	1	No	No		
SEABURY MARY M,	54691-4		5/14/2010		435,000	No	No		
SEABURY MARY M	25550-362		8/7/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2020	1185	Solar Pa	30,735	C				
8/2/2010	921	Add Bath	25,000					104 TO 101/REDO KI

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
3/30/2011	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	163	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
3/22/2000	Inspected	276	PATRIOT
1/31/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18665		Sq. Ft.	Site		0	70.	0.47	6			Topo	-10					617,368						617,400	

Total AC/HA:	0.42849	Total SF/SM:	18665	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	617,368	Spl Credit		Total:	617,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09567058
Const Adj.:	1.00489950
Adj $ / SQ:	143.135
Other Features:	117500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569118
Depreciation:	105856
Depreciated Total:	463262

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	1	
Totals			
2	9	3	

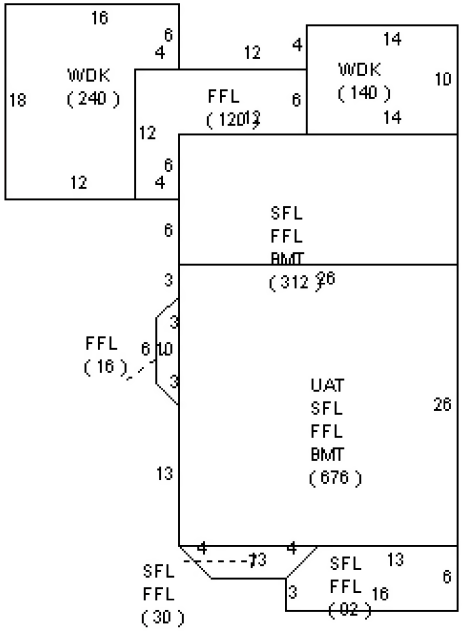
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	157.45
Special Features:	0	Val/Su Net:	119.01
Final Total:	463300	Val/Su SzAd	196.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,246	143.140	178,346
SFL	Second Floor	1,110	143.140	158,880
BMT	Basement	988	42.940	42,425
WDK	Deck	380	8.670	3,296
UAT	Upper Attic	169	100.190	16,933

Net Sketched Area: 3,893 | Total: 399,880

Size Ad 2356 | Gross Are 4400 | FinArea 2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 109.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: